



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Jeffrey D. Belanger, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, May 11, 2023 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

---

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

*(Tabled from 2/9/23 Hearing)*

1. **ZBA2022-161**  
**235-237 Harvard Street, R-3 Zoning District, Ward 7**

Nhieu Dinh proposes to construct egress stairs in the rear yard with a 2.4' rear yard setback where 20' is required, with lot coverage of 91% where 75% is allowed and maintain driveway width of 27' where 24' is allowed and seeks a variance from sections **6.03(B)** Rear Yard Setback, **6.04** Lot Coverage and **10.08(C)** Driveway Width, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 17, 2023.

*(Current Cases)*

2. **ZBA2023-032**  
**73 B Street, R-2 Zoning District, Ward 10**

Lucien Gagnon proposes to reconstruct a retaining wall more than 4' in height within 10' of a lot line and maintain two sheds in the side yard within 10' of the side lot line and seeks a variance from sections **8.27(D)** Fences Walls and **8.29(A)2** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 30, 2023.

3. **ZBA2023-034**  
**773 Silver Street, R-2 Zoning District, Ward 7**

Robert Plantier proposes to construct a 22' x 31' two stall, two story garage, with a 22' x 10' covered patio attached to the south, where both are attached to the principal residence to the north by a 6' x 9' deck, where the garage and covered patio have a 4' side yard setback and the proposed deck has a 9' side yard setback where a 10' side yard setback is required and with lot coverage of 78% where 60% is allowed and seeks a variance from sections **6.03(C)** Side Yard Setback and **6.04** Lot Coverage, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 4, 2023.

4. **ZBA2023-004**  
**34 Westland Avenue, R-2 Zoning District, Ward 9**

Daniel Muller, Esq. (Agent) proposes to subdivide the property to create three lots where proposed Lot 3 will remain improved with a single family home with a 4' side yard setback where 10' is required and with lot frontage of 131.1' that is not carried for a depth of 100', where proposed lot 3A has lot frontage of 100.79' of that is not carried for a depth of 100', and where proposed Lot 3B has lot frontage of 75' that is not carried for a depth of 100' and seeks a variance from sections **6.02** Minimum Lot width and **6.03(C)** Side Yard Setback at Lot 3, **6.02** Minimum Lot Width at Lot 3A and **6.02** Minimum Lot Width at Lot 3B, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 7, 2023.

5. **ZBA2023-035**  
**336 Prospect Street, R-2 Zoning District, Ward 2**

Andrew H. Sullivan, Esq. (Agent) proposes to subdivide the property where proposed lot 27 will remain improved with a single family dwelling and with buildable lot area of 6,272 SF where 6,500 SF is required, with lot frontage and width of 56.99' where 75' is required as well as a detached garage in the rear yard with a proposed side yard setback of 1.4' where 4' is required, and where proposed lot 27A would be developed with a single family home, with buildable lot area of 5,502 SF where 6,500 SF is required and with lot frontage and width of 50' where 75' is required and seeks a variance from sections **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage, **6.02** Minimum Lot Width and **8.29(A)3** Accessory Structures and Uses at Lot 27 and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and **6.02** Minimum Lot Width at Lot 27A, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 7, 2023.

6. **ZBA2023-036**  
**240 Laval Street, R-2 Zoning District, Ward 11**

Stuart Ordonez proposes to maintain two parking spaces in the side yard 1.2' from the side lot line where 4' is required and seeks a variance from section **10.09(B)** Parking Setbacks (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 10, 2023.

7. **ZBA2023-037**  
**20 Groveland Street, R-1A Zoning District, Ward 6**

Daniel Cote proposes to construct a ramp attached to the rear deck with a 6' setback from the rear lot line where 30' is required, construct a 20'x 26' garage in the side yard with a side yard setback of 5' where 10' is required, maintain a shed in the side yard with an 8' side yard setback where 10' is required and with lot coverage of 42% where 40% is allowed and seeks a variance from sections **6.03(B)** Rear Yard Setback, **8.29(A)2** Accessory Structures and Uses (2 counts) and **6.04** Lot Coverage, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 10, 2023.

8. **ZBA2023-038**  
**325 Taylor Street, RDV Zoning District, Ward 5**

Jack Hepburn, Esq. (Agent) proposes to maintain a commercial surface parking lot in the R-2 residential district, with lot frontage and width of 52.92' where 100' is required, a front yard setback of 7' where 15' is required, side yard setbacks of 4' where 20' is required and without the required screening or parking bumpers and seeks a variance from sections **5.10(D)8** Commercial Surface Parking Lot, **6.02** Lot Frontage, **6.02** Lot Width, **6.03(A)** Front Yard Setback, **6.03(C)** Side Yard Setback (2 Counts), **10.07(K)4** Parking Screening and **10.07(K)1** Parking Bumpers, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 11, 2023.

9. **ZBA2023-041**  
**426 Goffstown Road, R-1B Zoning District, Ward 12**

Samantha Dumensil proposes to maintain twelve (12) chickens on a lot with 19,874 SF where 21,780 SF is required and where six (6) chicken are allowed and seeks a variance from sections **8.30(a)** The Keeping of Domestic Chickens and **8.30(b)** Number of Chickens Allowed, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 17, 2023.

10. **ZBA2023-043**  
**211 South Elm Street, R-2 Zoning District, Ward 9**

Nick Elezi proposes to create one front yard parking space and maintain a parking space in the rear yard with a 3.5' setback from the deck where 4' is required, on a lot with 63% lot coverage where 60% is maximum allowed and seeks a variance from sections **10.09(B)** Parking Setbacks (2 counts) and **6.04** Lot Coverage, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 19, 2023.

11. **ZBA2023-029**  
**357 Central Street, R-2 Zoning District, Ward 5**

Eric LaBarge (Agent) requests a reasonable accommodation to occupy three dwelling units in a three unit multifamily dwelling with seven (7) unrelated persons in the first floor dwelling unit, six (6) unrelated persons in the second floor dwelling unit and five (5) unrelated persons in the third floor dwelling unit where the Zoning Ordinance allows four (4) unrelated persons in a dwelling unit and alternatively seeks a variance to occupy a three-family dwelling as a congregate housing use with nine bedrooms accommodating 18 unrelated persons from section **5.10(A)10** Congregate Housing, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 19, 2023.

12. **ZBA2023-045**  
**80 Rosegate Farm Road, R-S Zoning District, Ward 8**

Francis Neborsky proposes to install a generator within the required 30' side yard setback and seeks a variance from section **8.29(A)2** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 20, 2023.

13. **ZBA2023-046**  
**114 Mast Road, R-1B Zoning District, Ward 10**

Robyn Viktor proposes to construct a 5'7" x 12' 2 1/4" one-story addition for a bathroom with a 5' side yard setback where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 24, 2023.

14. **ZBA2023-040**  
**1045 Hanover Street, R-1B Zoning District, Ward 6**

John Cronin, Esq. (Agent) proposes to maintain a transformer in the street yard and seeks a variance from section **8.29(A)1** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 24, 2023.

15. **ZBA2023-047**  
**104 Randall Street, R-2 Zoning District, Ward 9**

Peter Franggos proposes to maintain a driveway width of 33' where 24' is allowed and maintain a front yard parking space within 4' from a building and seeks a variance from sections **10.08(C)** Driveways Width and **10.09(B)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 24, 2023

16. **ZBA2023-048**  
**81 Beaver Street, R-1B Zoning District, Ward 4**

Suzanne Charles proposes to create 3 parking spaces in the street yard within 4' of the street lot line, with a driveway width of 30' where 24' is allowed and where the new driveway is 27' from the existing driveway where 30 is required and seeks a variance from sections **10.09(B)** Parking Setbacks (6 counts), **10.08(C)** Driveways Width and **10.08(B)** Driveways location, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 24, 2023

17. **ZBA2023-049**  
**37 Ashland Street, R-2 Zoning District, Ward 4**

Michael and Oreoluwa Army propose to enclose an existing 14' x 18' deck constructed with a 3' rear yard setback with relief granted by variance case ZO-77-2014, where a 20' rear yard setback is required resulting in increased floor area ratio of 0.54 where 0.5 is allowed and seek a variance from sections **6.03(B)** Rear Yard Setback and **6.06** Floor Area Ratio, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 28, 2023

**III. BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**
2. **Review and approval of the ZBA Minutes of March 9, 2023 and April 13, 2023.**
3. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
--